

**Board of County Commissioners  
Leon County, Florida**

**Workshop on  
North Florida Fair (Leon County Fairgrounds)  
Location Potential Development as a Business Park**

**2:00 - 4:00 p.m.  
Tuesday, February 12, 2002**

**Leon County Board of County Commission Chambers  
Leon County Courthouse, 5<sup>th</sup> Floor**

**Board of County Commissioners**  
**Workshop Request**

Attachment # 3  
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Date of Workshop: February 12, 2002

Date Submitted: February 5, 2002

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator *PA*  
Gary W. Johnson, *Director*, Community Development Department

Subject: North Florida Fair (Leon County Fairgrounds) Location Potential  
Development as a Business Park

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**Statement of Issue:**

This workshop is scheduled to discuss the possibility of developing a business park at the North Florida Fair (Leon County Fairgrounds), along with the potential re-location of the fairgrounds facility. The North Florida Fair Association Board of Directors, and the Tallahassee-Leon County Economic Development Council are to be a part of this workshop discussion.

**Background:**

At the April 10, 2001 Board meeting, the Commission directed staff to schedule a workshop regarding the development of a business park at the 142 acre North Florida Fair Association location, which also includes the Gene Cox Football Stadium. The Board further directed that the staff include the North Florida Fair Association Board of Directors, and the Tallahassee-Leon County Economic Development Council in the workshop discussion. Staff also had these two groups participate in the review of developing this workshop package.

A history of the North Florida Fair Association is provided as Attachment #1. It should be noted that in 1941 the charter stated that the Fair's goal was to "conduct and operate for the benefit and development of the agricultural, horticultural, livestock, and other resources of Leon County and the State of Florida."

**Analysis:**

The 142 acre North Florida Fair location was at one time considered as being on the out skirts of Tallahassee. After years of development the fairground location is now in an integral part of the city and the community. The possibility of this property being developed as a business park could serve as an economic positive for the Southern Strategy Area.

Before the fairgrounds can be moved, a new location must be identified. Attachment #2 is a map of areas with at least 140 acres available in Leon County. If there is an interest in identifying a new location for the North Florida Fair, staff suggests the creation of an individual seven member citizens committee, to review and recommend three potential new locations for the North Florida Fair to the Board and to the North Florida Fair Association Board of Directors. It is further recommended that each Board member appoint an individual to the citizen committee, with an emphasis of appointing a representative from the Economic Development Council, the North Florida Fair Association, the Council of Neighborhood Associations (CONA), Capital City Chamber of Commerce, American Red Cross, and the City of Tallahassee. Staff from the Community Development Department will staff the citizen committee.

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The North Florida Fair Association has a lease agreement (Attachment #3) with Leon County that expires on December 31, 2067. On January 1st of each calendar year, the North Florida Fair Association pays a \$1 rental fee to Leon County for the use of the fairground property.

The terms of the agreement state that the lease can be terminated based on the following grounds:

1. "In the event the Association may become bankrupt or be dissolved, the County may terminate the agreement by written notice to the Association."
2. "In the event the Association does not hold or conduct such annual fair during each year of the period of this agreement, except in the event of disaster, national emergency or other reasonable or justifiable cause, then this agreement shall terminate on the 31<sup>st</sup> of December of the year in which said annual fair was not conducted."
3. "Notwithstanding the foregoing or any other provision in this agreement, this lease shall not be terminated unless the ground or cause for termination is not remedied within 90 days after the County notifies the Association of such ground or cause, or if there is a ground or cause that cannot with due diligence be cured within such 90 day period, unless the Association does not commence the cure of such ground or cause within commence the cure of such ground or cause within such 90 day period and thereafter diligently prosecute the same to completion."

However, if the Fair Association and the County agree, the lease could be terminated upon mutual agreement of the parties or the location of the fairgrounds could be changed upon mutual agreement of the parties.

The fairground is located in the Southern Strategy Area (SSA) as established in the Tallahassee-Leon County Comprehensive Plan. The County and City staff Southern Strategy Implementation Committee, Economic Development Sub-Committee has been working to identify economic opportunities and incentives in the SSA, and the fairgrounds has been discussed as a potential.

The Fairgrounds property is currently zoned "Planned Unit Development" (PUD). The concept plan for the PUD allows the range of uses associated with the Fairgrounds. The Leon County Fairgrounds site is in the center of numerous initiatives tied to the southern portion of the County. The site is included in both the Southern Strategy Area and the Central City initiatives. The area is also in the South Monroe sector plan boundaries (Attachment #4). This sector plan process is scheduled to begin in late September and early October and the redevelopment of the fairgrounds is a potential issue to be addressed in this process, due to the redevelopment potential throughout the South Monroe area. The area is surrounded by Downtown, Florida A & M, historic neighborhoods and Southwood, yet the corridor itself has little direct connection to these areas. There are many opportunities to improve these connections by providing business, residential, employment, recreational and other uses in this corridor that more directly serves these uses.

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The Tallahassee-Leon County Planning Department has a concept of the fairgrounds redevelopment. This concept was prepared by a FAMU School of Architecture student who was interested in doing an urban design study. The Tallahassee-Leon County Planning Department has reviewed the fairground site for potential development as a mixed use area for business, high density housing, low density housing, major axis and town center concept developments. The Planning Department will provide display presentations of conceptual ideas about developing the fairgrounds at the workshop. The zoning designation for the fairground location is Planned Unit Development and Open Space. There is also the possibility of developing a stormwater pond similar to Lake Ella on this site.

The fairgrounds is one of several potential Leon County building sites identified by the Board during its December 2001 retreat. Locating a county facility at the fairgrounds could be consistent with the mixed use concept, however it would require relocating the fairgrounds. To facilitate this concept, Leon County Facility Management Division should be included in staff participation to work with the citizen committee.

The financial issue of relocating the fairgrounds will be addressed in a future agenda request to the Board. Depending on the direction from the Board, the cost of the property for relocation along with the North Florida Fair Assets (Attachment #5) will have to be addressed. If the Board approves the creation of a citizen committee, staff will work in conjunction with the committee to address the funding issues, and identify the funding sources.

### Excerpts from the "State of the Southern Strategy Report"

On January 29, 2002, the Board held a "State of the Southern Strategy Report" workshop. In an effort to identify some characteristics about the surrounding fairground area, the following information was taken from the Report in the areas of Development Activity, Transportation Projects, and Housing in the Southern Strategy Area.

#### Development Activity:

Economic development and infrastructure are interrelated issues. Without adequate infrastructure, economic development is difficult to achieve. A review of development and permitting (Table 4) shows a relatively low level of activity in the Southern Strategy Area.

**Table 4: Development Activity Within the Southern Strategy Area**

Development Characteristics	Southern Strategy Area	Value (Dollars)	Percent of Leon County
Existing Commercial Square Footage	773,085	Not Available	7%
Existing Office Square Footage	843,101	Not Available	7%
Existing Industrial Square Footage	2,200,512	Not Available	25%
Value of permits issued by type (1990-2000):			
Number of Residential Permits	1603	\$51,905,455	6%
Number of Commercial Permits	62	\$21,106,504	4%
Number of Public Permits	19	\$46,402,664	17%

Source: City of Tallahassee Building Inspections Office  
Leon County Building Inspections Office

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Table 4 clearly indicates that the amount of commercial and office development within the Southern Strategy Area is a small percentage of the total within Leon County. The value of the residential and commercial permits issued within the Southern Strategy Area is also relatively small. On the other hand, industrial development represents a fairly large percentage of the total within Leon County, reflecting existing zoning and land use patterns.

### Transportation Projects:

There is clearly a need for infrastructure upgrades in the Southern Strategy Area in order to promote economic development and attract increased development and jobs. The widening of Capital Circle Southeast and Southwest is a key transportation project. A Project Development & Environment (PD&E) study is scheduled to begin in 2002 for Capital Circle from Apalachee Parkway to Crawfordville Road, and funding for future phases is available through the sales tax extension beginning in 2004. Woodville Highway, Tram Road (not listed in Table 5) and the western portion of Orange Avenue also present capacity problems in the Southern Strategy Area. These projects are shown in the 2020 Transportation Plan, but are not funded in the current 5-year Transportation Improvement Plan. The eastern portion of Orange Avenue is in the Transportation Improvement Plan with current ongoing City and County widening projects.

**Table 5: Transportation Projects in the Southern Strategy Area**

Road	From	To	Jurisdiction	Transportation Improvement Program	Blueprint 2000	Status
Gateway Projects						
Lake Bradford Road	Stadium Drive	Coleman Street	State	No	Yes	No Phases Currently Underway
Intersection Projects						
Capital Circle, Southwest	At Blountstown Highway		State	Yes	No	Construction in FY 2001/2002
Capital Circle, Southwest	At Springhill Road		State	Yes	No	Construction in FY 2003/2004
Pensacola Street	At Nina Road		State	Yes	No	Construction in FY 2001/2002
Pedestrian and Street Safety/Bicycle Projects						
Belle Vue Way	Ausley Road	Hayden Road	City	Yes	No	Initial Study in FY 2005/2006
Four Points Trailhead	At Four Points Intersection		City	No	Yes	No Phases Currently Underway
Lipona Road	Pensacola Street	Pepper Drive	City	Yes	No	Right-of-Way in FY 2001/2002 Construction in FY 2002/2003
Resurfacing						
Lake Bradford Road	Springhill Road	Gaines Street	State	Yes	No	Construction in FY 2001/2002
Roadway Widening						
Capital Circle, Southeast	Crawfordville Road	Apalachee Parkway	State	Yes	Yes	Initial Study Underway
Capital Circle, Southwest	Springhill Road	Crawfordville Road	State	No	Yes	No Phases Currently Underway
Crawfordville Road	Four Points	Munson Slough	State	Yes	No	Right-of-Way in FY 2001/2002 Construction in FY 2004/2005
Orange Avenue	South Monroe Street	Blair Stone Road	County	Yes	No	Construction in FY 2001/2002
Capital Circle, Southwest	Blountstown Highway	Springhill Road	State	No	Yes	No Phases Currently Underway

To address the short term impacts of the lack of roadway capacity on economic development, the City and County recently amended the Comprehensive Plan to allow additional transportation concurrency flexibility in the Southern Strategy Area for new light industrial business parks.

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**Housing:**

The Comprehensive Plan policies focus a great deal of attention on housing in the Southern Strategy Area. Table 6 shows housing characteristics for the area.

**Table 6: Housing Within the Southern Strategy Area**

Housing Characteristics	Southern Strategy Area	Tallahassee	Southern Strategy Area Percent of Tallahassee	Leon County	Southern Strategy Area Percent of Leon County
Number of Units	12,820	55,221	23%	81,325	16%
Percent Affordable Units	87%	Not Available	Not Available	24%	63%
Residential Property Value Per Square Foot (Dollars)	\$35.51	Not Available	Not Available	\$49.00	72%
Homeowner Occupancy (Percent)	40%	44%	Not Applicable	57%	Not Applicable
Renter Occupancy (Percent)	60%	56%	Not Applicable	43%	Not Applicable
Vacancy Rate (Percent)	13%	8%	Not Applicable	7%	Not Applicable

Source: 1990, 2000 United States Census

As shown above, a large majority of homes within the Southern Strategy Area are within the range of affordable housing. Homes within the Southern Strategy Area have a much lower average value per square foot than the remainder of Leon County. The area has slightly more renters than Tallahassee, but a much higher percentage than Leon County. More disturbing is a vacancy rate of 13% in the year 2000 for the SSA, nearly double the rate for Tallahassee or Leon County.

**Options:**

1. Approve the concept of developing a business park at the fairgrounds location and authorize staff to pursue re-location of the fairgrounds. Direct staff to present an action plan and a budget for the 03/04 fiscal year to the Board with the purpose of establishing a business park at the present fairgrounds location.
2. Approve the creation of a Citizens Committee with the purpose of researching sites for the re-location of the fairgrounds and recommend 3 sites to the Board, with the consensus of the North Florida Fair Association Board of Directors.
3. Direct staff to include the construction of a County building site at the current fairgrounds location.
4. Provide other direction to staff.

**Recommendations:**

Recommend Options #'s 1, 2 and 3.

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- Attachments:
1. History of the North Florida Fair Association
  2. Map of vacant parcels in Leon County with at least 142 acres
  3. North Florida Fair Association Lease Agreement with Leon County
  4. South Monroe Street Sector Map
  5. North Florida Fair Assets

## History of the North Florida Fair Association

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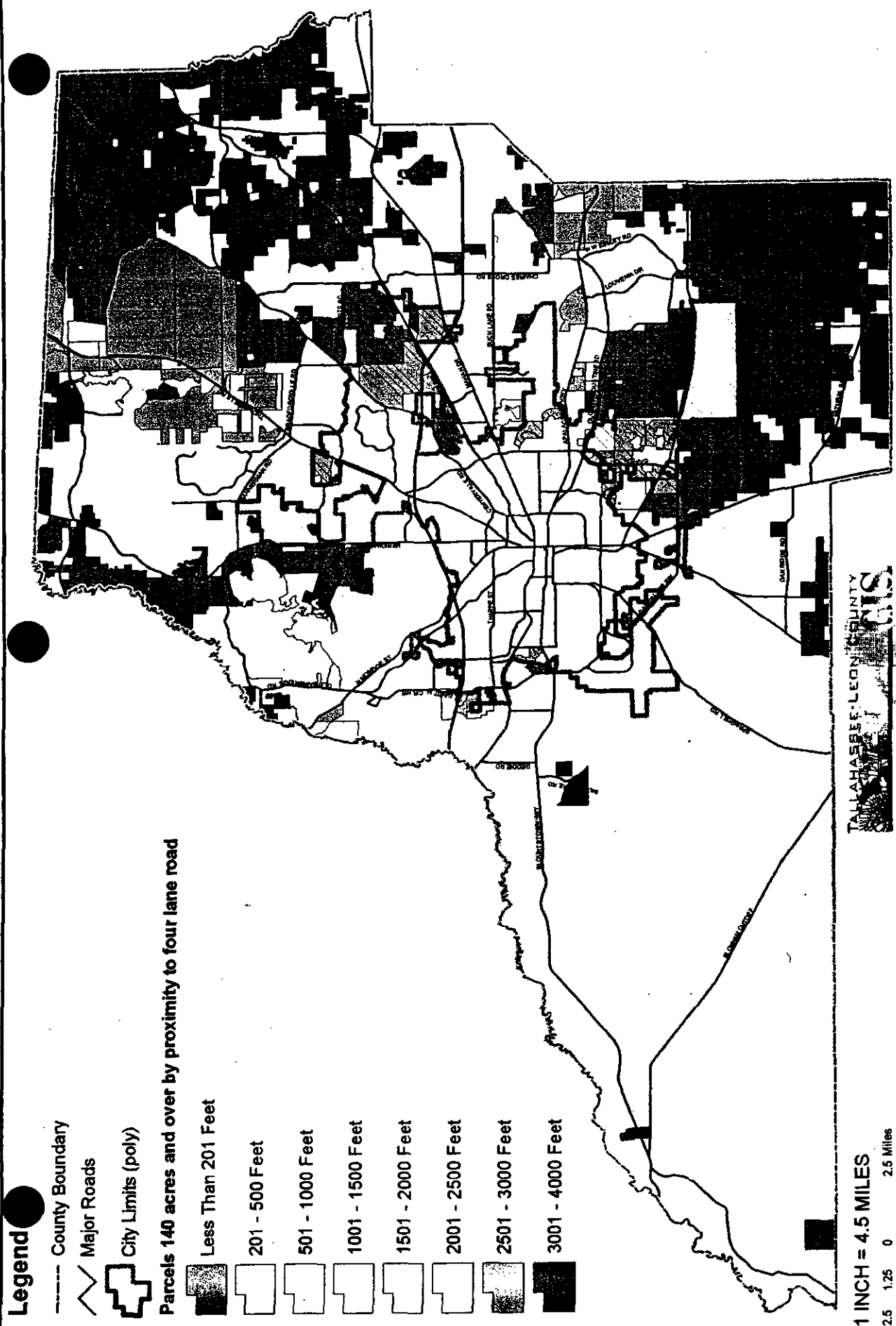
- 1941 The Leon County Fair was incorporated. Its charter stated that the Fair's goal was to "conduct and operate for the benefit and development of the agricultural, horticultural, livestock, and other resources of Leon County and the State of Florida".
- 1947 The Fair was held at the edge of the Campus of Florida A&M University and was supported by funding from the Leon County Board of County Commissioners, the Board of Public Instruction, Florida Department of Agriculture, and the City of Tallahassee.
- 1949 Due to the growth of the Fair, it was decided that a larger site was needed to hold the annual event. A delegation of the Fair Association's Executive Committee purchased 142 acres of land on an interest-free 18 year mortgage, which was to commence on January 1, 1950 and conclude on January 1, 1968. Two members of the Fair delegation, V.G. Phillips and Jack Levins were also Leon County Commissioners. The location of the property was/is at South Monroe Street and Paul Russell Road. The first time the Fair was held on the new site was 1949. The Fair Association received assistance from the County Commission, the City of Tallahassee, the School Board, and from the Florida Department of Agriculture.
- 1950 An amendment to the Fair's charter was approved, changing the name of the organization from the "Leon County Fair Association" to the "North Florida Fair Association". The Fair grew from being a local county fair to a district fair which serves a vast region of North Florida (the Fair presently reaches out to some twenty-four North Florida counties and South Georgia). The Fair Association received assistance from the County Commission, the City of Tallahassee, the School Board, and from the Florida Department of Agriculture.
- 1951 The Fair Association received assistance from the County Commission, the City of Tallahassee, the School Board, and from the Florida Department of Agriculture.
- 1954 The deed to the Fairgrounds was accepted from the Fair Association by the Board of County Commissioners. The County Attorney was instructed to draw up a lease between the parties. The property was deeded to the County because there was a concern that if enough members of the Fair joined the Association, that the property could be sold or used in some undesirable way. The Fair Association received assistance from the County Commission and the Florida Department of Agriculture.
- 1955 The Fair Association together with the financial cooperation of the County Commission and the Florida Department of Agriculture agreed to construct two new buildings on the Fairgrounds. In December, building #1 was completed.



- 1956 The Fair Association again went to the Board of County Commissioners to request a lease on the Fair's property. A motion was passed to instruct the County Attorney to draw up a lease between the parties. The Fair Association received assistance from the County Commission, the City of Tallahassee, the School Board, and from the Florida Department of Agriculture. Building #2 was completed.
- 1957 The Fair Association received assistance from the County Commission, the City of Tallahassee, the school Board, and from the Florida Department of Agriculture. The County Commission Chairman, Fair Manager/County Agent, and the City Manager agreed to add fans to Building #2 and to have the City be responsible for renting out the building for a period of one year.
- 1958 The Fair Association received assistance from the County Commission, the City of Tallahassee, the School Board, and from the Florida Department of Agriculture.
- 1959 A new lease between the Fair and County Commission was drawn up and agreed to.
- 1961 The Fair's Executive Committee agreed to build eleven new food booths on the grounds. The remaining fence lines were also slated for completion. The County and City had completed paving on the Fairgrounds. As agreed to in the lease, land was released to the City of Tallahassee and the Board of Public Instruction for construction of a municipal stadium.
- 1962 The Board of County Commissioners requested a release of a certain part of the Fairgrounds property in order to construct an agricultural center.
- 1963 The Executive Committee offered to make the Fair's facilities available for one year to the City of Tallahassee for use as a curb market, except at Fair time. It was agreed that there would be no expense to the Fair.
- 1969 Plans for the construction of new restrooms were approved by the Fair Association. A modification of the Fair's lease with Leon County was approved by the parties. The lease could be terminated by the County upon 24 months notice instead of the prior 18 months. It was further agreed that the Fair would be responsible for maintenance. The only exception was that the County would maintain the paving and pay for all utilities other than during the two weeks prior, week of, and two weeks after the annual Fair.
- 1970 The Secretary/Manager of the Fair was employed full-time as the County Extension Director. He managed the Fair as part of his regular duties. This came about originally at the direction of the Board of County Commissioners and has continued as a result of his annual election as Secretary and appointment as Manager. The Secretary/Manager utilized the total resources of the County Extension Office, its facilities, and personnel in order to organize, develop, and stage the annual Fair. The Fair Association sent a letter to Randy Trousdell of the Tallahassee Parks and Recreation Department allowing the City to utilize a section of the Fair's property for a baseball field. The Fair stated that this section would not be needed for about "5 - 7 years".

- 1971 Mr. Lloyd Rhoden was offered the full-time position as Manager of the North Florida Fair following his retirement in September. The Fair Association agreed to build an additional exhibition building and an administration building.
- 1972 The Fair's lease was extended for 15 years. The lease stated that the County would insure the improvements on the Fair property against fire, windstorm, or casualties. The Association was asked to save the County harmless from any and all liabilities in conjunction with the Association's premises. The Association was also required to carry public liability insurance. The County was to provide a janitor or maintenance person for the purpose of preparing Building #2 for rental, and to clean and maintain this building and the grounds. The Association was to receive all revenues, except from Building #2.
- 1973 The Association purchased a pick-up truck and the County truck was returned to the County.
- 1974 New bathrooms and showers were approved by the Association.
- 1975 Leon County's Department of General Services was named as the agent in charge of renting Building #2.
- 1976 The Fair Association agreed to build a new building to replace the tents that had been used for housing nursery land, poultry, and goats. In addition, Building #1 was slated to be renovated by the Fair. The Fair Manager was instructed by the Executive Committee to hire a caretaker for the Fairgrounds, with the realization that if conflicts arose between the caretaker and the County Maintenance person, that these conflicts could be worked out as they occurred.
- 1977 The Fair's Executive Committee decided to buy a double-wide mobile home for the caretaker.
- 1978 The Fair lease was extended through the year 2003.
- 1980 The County wanted to lease Building #2 to the Fair Association for a 5-year period, with an automatic renewal clause. The Association was to pay for all utilities. The County was to maintain all technical equipment in Building #2 and bill the Fair accordingly. The Association was to give the County quarterly reports of all funds received from the building.
- 1982 The Fair Association awarded a contract to erect a new cattlebarn.
- 1984 A modification of the lease occurred to include the Lou Hill plot which was donated to the County. The Fair built a house for its caretaker and family to replace the double-wide mobile home.
- 1987 A modification of the lease occurred extending the lease to the year 2017. Building #2 was not included in the modification. The Fair Association built ten new food booths and one information booth.

- 1989 A joint use agreement was drawn up between the County, School Board, and the Fair Association regarding use of the Capital Stadium parking lot.
- 1990 General roofing improvements were done to several of the Fair's buildings at a cost of \$240,000. Asphalt paving strips, to benefit our Fair patrons was completed in the Midway area, at a cost of \$18,000.
- 1991 A modified lease was agreed to by the County and the Fair Association which combined all previous leases into a single instrument.
- 1995 Leon County issued industrial revenue bonds in the amount of \$550,000 on behalf of the North Florida Fair Association. As a result, the Fair Association did complete renovations on Buildings #2 and #4. This included new roofs, a/c and heat, ceilings, walls, lights, and storage areas. This brought the Fair into compliance with fire and ADA regulations. This extensive project was completed in mid 1996 at a cost of \$900,000 to the Fair Association. A modified lease between the County and the Fair was agreed to by the parties which extended the lease to the year 2067.
- 1996 The Fair's RV area was completely rebuilt to meet modern day standards at a cost of \$31,000.
- 1998 An additional 15-foot asphalt paving strip was added to the Midway area at a cost of \$18,000.
- 1999 New goat pens and 4-H Building displays were constructed.
- 2000 The Fair Association completed a storm water holding pond at a cost of over \$31,000. New and improved lighting to the Tram Road parking lot occurred at a cost of over \$4,000. The Fair Association and the Leon County Sheriff's Department signed an agreement to allow a portion of the Fair's facilities to be used for stabling, pasturing, exercising and training their horses.



# LEON COUNTY FAIRGROUNDS PRELIMINARY FACILITY RELOCATION ANALYSIS PROXIMITY TO FOUR LANE OR HIGHER ROAD

Note: Not all parcels that met the 140 acre search criteria were included in this map. The following parcel categories were excluded:

1. Conservation lands owned by State or Federal Government
2. Private and Government owned infrastructure facilities (power plant, airport, etc.)
3. Common Areas within large subdivisions (golf course, park, etc.)

Note: This product has been compiled from the most accurate source data from Leon County and City of Tallahassee. However, this product is for reference purposes only and it is not to be used as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County and the City of Tallahassee assume no responsibility for any use of the information contained herein for any use resulting from this. Any parcel data displayed is considered to be in final form and the Property Appraiser disclaims any responsibility for this layer.

1 INCH = 4.5 MILES  
 2.5 1.25 0 2.5 Miles

MODIFIED LEASE AGREEMENT

This Agreement is made and entered into this 20th day of December, 1995, between LEON COUNTY, a political subdivision of the State of Florida (the "County"), and NORTH FLORIDA FAIR ASSOCIATION, INC., a non-profit corporation created and existing under the laws of the State of Florida (the "Association").

W I T N E S S E T H

WHEREAS, on November 2, 1959, a written agreement (the "Lease") was entered into between the parties hereto by which the County leased certain property therein described to the Association and which set forth the terms and conditions of such Lease, such Lease being recorded in Deed Book 250, Page 83 of the Public Records of Leon County, Florida; and

WHEREAS, such Lease has subsequently been modified by certain written modifications executed by the parties hereto, such written modifications being recorded in Official Records Book 386, Page 69 (dated October 28, 1969), Official Records Book 554, Page 280 (dated November 7, 1972, Official Records Book 918, Page 2180 (dated October 17, 1978), Official Records Book 1011, Page 2096 (dated June 24, 1980) of the Public Records of Leon County, Florida, and has been further modified by that certain Modification of Lease dated October 9, 1984, and by that certain Modification of Lease dated June 30, 1987, and by that certain Modification of Lease dated September 20, 1988, and by that certain Modified Lease Agreement dated January 15, 1991; and

WHEREAS, the parties now desire to further modify certain provisions of the Lease; and

WHEREAS, the parties also desire to enter into this Modified Lease Agreement, which shall contain the modifications referred to in the preceding paragraphs, and which shall integrate the above-referenced Lease and all of the subsequent modifications into a single instrument, which instrument shall supersede the above-referenced Lease and all of the modifications thereto, which were executed prior to the date of this Modified Lease Agreement;

NOW, THEREFORE, the County, for and in consideration of the sum of \$1.00 and other valuable consideration to it in hand paid by the Association, the receipt of which is hereby conclusively acknowledged, hereby enters into this Modified Lease Agreement with the Association to lease and let unto the Association the lands hereinafter described for the period of time and upon the conditions hereinafter set forth. The parties hereto agree as follows:

1. The Premises Leased. See Exhibit "A" attached hereto and made a part hereof.

2. Term of Lease. The term of this Lease with regard to all of the leased premises shall extend until the 31st day of December, A.D., 2067.

3. Termination of Lease. This Lease may be terminated in any one or more of the following ways or upon any one or more of the following grounds:

- A. In the event the Association may become bankrupt or be dissolved, the County may terminate this Agreement by written notice to the Association.
- B. It is recognized that the Association is organized and exists for the purpose of conducting and operating public fairs or exhibitions for the benefit and development of the educational, agricultural, horticultural, livestock and other resources of the State, or any county or counties of the State, and that the Association contemplates conducting an annual fair as provided in Chapter 616, Florida Statutes. In the event the Association does not hold or conduct such annual fair during each year of the period of this Agreement, except in the event of disaster, national emergency or other reasonable or justifiable cause, then this Agreement shall terminate on the 31st day of December of the year in which said annual fair was not conducted. The ways, means, methods, grounds and causes for termination of this Agreement as set forth, shall be separate, distinct, and independent ways, means, methods, grounds and causes for termination of this Agreement.
- C. Notwithstanding the foregoing or any other provision in this Agreement, this Lease shall not

be terminated unless the ground or cause for termination is not remedied within 90 days after the County notifies the Association of such ground or cause, or if there is a ground or cause that cannot with due diligence be cured within such 90-day period, unless the Association does not commence the cure of such ground or cause within such 90-day period and thereafter diligently prosecute the same to completion.

4. Rental. On January 1 of each calendar year during the term of this Agreement, the Association shall pay the sum of One and No/100 Dollar (\$1.00) to the County as rental for the above-described premises.

5. Purposes of This Agreement. The purpose of this Agreement is to provide the means and facilities for the conduct of the activities of the Association.

6. Maintenance of Premises. The Association, with such assistance as the County may contribute, shall maintain the grounds and improvements thereon in a state of good repair, except for the paving on said demised premises which the County hereby agrees to maintain, subject to the terms and conditions of that certain Joint Use Agreement by and between the Leon County School Board and the North Florida Fair Association dated August 10, 1989. The Association will pay for all utilities used on the leased premises.

7. Insurance. The County shall, at its expense, insure the improvements on the premises against damage by fire, wind storm or



other casualties to the full replacement cost of such improvements. In the event of loss, insurance proceeds shall be used to rebuild or repair such improvements. The Association shall, at its expense, carry public liability insurance in the amount of not less than one million dollars and deposit with the County the evidence of such insurance and shall name the County as an additional named insured.

8. Assignment And Subletting. This Lease shall not be assigned by the Association without the express written consent of the County.

It is recognized that the leased premises are highly desirable and in considerable demand for use for public assemblies and community meetings, and it is expressly understood in leasing the premises to the Association that the people of Leon County and the various religious, civic, fraternal and other community organizations shall not be deprived of the use of the premises on an equal and non-discriminatory basis without just cause therefor, and the Association shall establish a fair and reasonable schedule of rates for subleasing said premises or parts or portions thereof. No religious, civic, fraternal or other community organization of Leon County shall be denied use of the premises at the prescribed rate without just cause.

9. Restrictions And Reservations. The Association and the County will agree on questions of policy touching such matters as the overall development plans for the premises and the construction of new improvements and facilities thereon. Pursuant to such


Agreement, the Association, or the Association in cooperation with the County, may construct or provide for such improvements and facilities.

10. Notices. Notices provided for in this Agreement shall be in writing and delivered to the County by delivery to the Clerk of the Circuit Court of Leon County, Florida and to the Leon County Administrator, and shall be delivered to the Association by delivery to its Secretary or to its President, or in the event of their absence from the County, by mailing such notices to them or either of them at the last known address of such officers.

11. Lease Binding Upon Parties and Their Successors And Assigns. This Agreement and each and every term and provision hereof shall be binding upon the parties hereto and their successors in interest and assigns.

12. County Defined. Wherever used herein the word "County" shall be also deemed to mean the Board of County Commissioners of Leon County, Florida.

IN WITNESS WHEREOF, the parties have caused their hands and official seals to be affixed as of the date first above written.

ATTEST:  
  
Dave Lang  
Clerk

LEON COUNTY, FLORIDA  
By: Bruce J. Host  
Bruce J. Host, Chairman

APPROVED AS TO FORM:  
Robert L. G. [Signature]  
County Attorney

WITNESSES:

James C. Fitzgerald  
Shana Garwood

NORTH FLORIDA FAIR ASSOCIATION,  
INC., a non-profit corporation

By: [Signature]  
Its: President

STATE OF FLORIDA  
COUNTY OF LEON

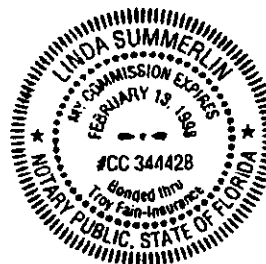
I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Bruce J. Host, to me known to be the Chairman of the BOARD OF COUNTY COMMISSIONERS, LEON COUNTY, FLORIDA, and acknowledged before me that he executed the foregoing instrument freely and voluntarily under authority duly vested in him by the laws of the State of Florida.

WITNESS my hand and official seal in the State and County aforesaid, this 20<sup>th</sup> day of December, 1995.

[Signature]

NOTARY PUBLIC

My commission expires: 7.13.98



STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Rayne Midyette Jr., to me known to be the President of the NORTH FLORIDA FAIR ASSOCIATION, INC. and acknowledged before me that he executed the foregoing instrument freely and voluntarily under authority duly vested in him by the laws of the State of Florida.

WITNESS my hand and official seal in the State and County aforesaid, this 20<sup>th</sup> day of December, 1995.

[Signature]

NOTARY PUBLIC

My commission expires: Feb. 27, 1996

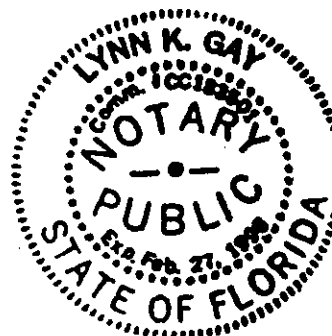


EXHIBIT "A"

A tract of land located in Township 1 South, Range 1 East, Section 18 and Township 1 South, Range 1 West, Section 13:

Commence at the Northeast corner of Section 13, Township 1 South, Range 1 West; thence South 00 degrees 21 minutes 39 seconds West 33.00 feet to a point on the southerly right-of-way boundary of Paul Russell Road said point being the POINT OF BEGINNING.

From said POINT OF BEGINNING; thence North 89 degrees 53 minutes 54 seconds East 2591.74 feet along said southerly right-of-way boundary to a point on the westerly right-of-way boundary of Zillah Street; thence South 00 degrees 24 minutes 59 seconds West 1328.99 feet along said westerly right-of-way boundary to a point on the northerly right-of-way boundary of Omega Avenue; thence North 89 degrees 35 minutes 01 seconds West 1272.80 feet to a point at the intersection of the northerly right-of-way boundary of Omega Avenue with the westerly right-of-way boundary of Cornelia Street; thence South 648.29 feet along said westerly right-of-way boundary to a point on the northerly right-of-way boundary of Tram Road; thence North 68 degrees 42 minutes 57 seconds West 2494.94 feet along said northerly right-of-way boundary to a point on the easterly right-of-way boundary of South Monroe Street; thence along said easterly right-of-way boundary North 00 degrees 09 minutes 57 seconds West 90.30 feet to a point; thence North 09 degrees 48 minutes 50 seconds West 101.43 feet to a point; thence North 03 degrees 35 minutes 58 seconds West 100.18 feet to a point; thence North 00 degrees 44 minutes 20 seconds West 100.00 feet to a point; thence North 00 degrees 09 minutes 57 seconds West 600.00 feet to a point; thence North 04 degrees 55 minutes 54 seconds East 6.42 feet to a point; thence North 04 degrees 58 minutes 48 seconds East 59.53 feet to a point on the southerly right-of-way boundary of Paul Russell Road; thence North 89 degrees 53 minutes 54 seconds East 1036.59 along said southerly right-of-way boundary to the POINT OF BEGINNING.

LESS AND EXCEPT the following described parcels:

PARCEL NO. 1 - Lying in Section 18, Township 1 South, Range 1 East,

Commence at the Northeast corner of Section 13, Township 1 South, Range 1 West; thence South 00 degrees 21 minutes 39 seconds West 33.00 feet to a point on the southerly right-of-way boundary of Paul Russell Road; thence North 89 degrees 53 minutes 54 seconds East 2591.74 feet to a point at the intersection of the South right-of-way boundary of Paul Russell Road with the West right-of-way of Zillah Street, said point being the POINT OF BEGINNING.

From said POINT OF BEGINNING; thence South 00 degrees 24 minutes 59 seconds West 400.00 feet along the said westerly right-of-way boundary to a point; thence leaving the said westerly right-of-way boundary South 89 degrees 53 minutes 54 seconds West 450.00 feet to a point; thence North 00 degrees 24 minutes 59 seconds East 400.00 feet to a point on the southerly right-of-way boundary of Paul Russell Road; thence North 89

degrees 53 minutes 54 seconds East 450.00 feet along said southerly right-of-way boundary to the POINT OF BEGINNING.

PARCEL NO. 2 - Lying in Section 18, Township 1 South, Range 1 East,

Commence at the Northeast corner of Section 13, Township 1 South, Range 1 West; thence South 00 degrees 21 minutes 39 seconds West 33.00 feet to a point on the southerly right-of-way boundary of Paul Russell Road; thence North 89 degrees 53 minutes 54 seconds East 1100.21 feet to a point; thence leaving the said southerly right-of-way boundary South 00 degrees 12 minutes 06 seconds East 37.00 feet to a concrete monument which is the POINT OF BEGINNING;

From said POINT OF BEGINNING continue South 00 degrees 12 minutes 06 seconds East 850.00 feet to a concrete monument; thence North 89 degrees 53 minutes 54 seconds East 400.00 feet to a concrete monument; thence North 00 degrees 12 minutes 06 seconds West 850.00 feet to a concrete monument, said concrete monument being 37.00 feet South of the southerly right-of-way of Paul Russell Road; thence South 89 degrees 53 minutes 54 seconds West 400.00 feet to the POINT OF BEGINNING.

PARCEL NO. 3 - Lying in the Northeast quarter of Section 13, Township 1 South, Range 1 West, per D.O.T. Description,

Commence at an iron pipe marking the Northeast corner of said Northeast 1/4; thence South 00 degrees 21 minutes 39 seconds West along the East line of said Northeast 1/4 for 33.00 feet to a point on the South right-of-way of Paul Russell Road; thence South 89 degrees 53 minutes 49 seconds West along a line 33.00 feet South of (when measured at right angles) and parallel with the North line of said Northeast 1 Quarter for 401.95 feet to the POINT OF BEGINNING. Thence continue South 89 degrees 53 minutes 49 seconds West along said parallel line for 634.61 feet to a point on the easterly maintained right-of-way of State Road No. 61; thence South 04 degrees 58 minutes 37 seconds West along said easterly right-of-way for 59.71 feet; thence North 45 degrees 55 minutes 03 seconds East for 35.25 feet; thence South 89 degrees 55 minutes 03 seconds East for 613.91 feet; thence North 00 degrees 55 minutes 03 East for 35.22 feet to the POINT OF BEGINNING.

# SOUTH MONROE SECTOR

Atlas Number 3  
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MONROE ST

GADSDEN ST

MERIDIAN ST

SEMINOLE DR

MAGNOLIA DR

PONTIAC DR

ADAMS ST

JIM LEE RD

ORANGE AVE

PAUL RUSSELL RD

TRAM RD

BLAIR ST

N

# NORTH FLORIDA FAIR ASSETS BUILDINGS

DESCRIPTION	SQ. FT	ELECTRICAL	PLUMBING	SPECIAL ITEMS
BUILDING #1	12,000	400 AMPS LIGHTS & REC.	NONE	HOUSES WOODEN HOME AND FINE ART EXHIBITS, CARPETED WALKWAYS, FLUORESCENT LIGHTING, ROLL UP DOOR, 800 sq ft. OF OVER HANG AND STORAGE AT REAR OF BUILDING.
BUILDING #2	12,000	1,200 AMPS LIGHTS & REC. A/C	2" & 3/4" SUPPLY LINE	SPRINKLER SYSTEM IN CLOSETS, 3 STORAGE ROOMS, AIR CONDITIONED, CONCRETE FLOOR, KITCHEN, FIRE ALARM, SCREEN PORCH, FLUORESCENT LIGHTING, ACOUSTICAL CEILING, CONCRETE PATIO, ROLL UP DOOR.
BUILDING #3	12,000	400 AMPS LIGHTS & REC.	3/4" SUPPLY LINE	24 PLYWOOD EXHIBIT BOOTHS, ASPHALT FLOOR, FLUORESCENT LIGHTING, ROLL UP DOOR.
BUILDING #4	12,000	800 AMPS LIGHTS & REC. A/C	NONE	AIR CONDITIONED, ASPHALT FLOOR, FLUORESCENT LIGHTING, ACOUSTICAL CEILING, FIRE ALARM, ROLL UP DOOR.
MAIN OFFICE	2,295	225 AMPS LIGHTS & REC.	3/4" SUPPLY LINE AND SEWER	3 OFFICES, MONEY ROOM, LOBBY, KITCHEN, LOUNGE, RESTROOMS, ALARM SYSTEM, PORCH AT ENTRANCE.
BUILDING #6	12,000	400 AMPS LIGHTS & REC.	NONE	ASPHALT FLOOR, FLUORESCENT LIGHTING, EXHAUST FAN
BUILDING #7	12,000	400 AMPS LIGHTS & REC.	3/4" SUPPLY LINE	FLUORESCENT LIGHTING, ASPHALT FLOOR SMALL OFFICE, STORAGE ROOM, VENTILATION SCREEN
BUILDING #9	12,000	100 AMPS LIGHTS & REC.	2" SUPPLY LINE AND SEWER	RESTROOMS & SHOWER, ASPHALT & CONCRETE FLOOR, LOW BAY LIGHT FIXTURES, VENTILATION SCREENS.

# NORTH FLORIDA FAIR ASSETS

## BUILDINGS

DESCRIPTION	SQ. FT.	ELECTRICAL	PLUMBING	SPECIAL ITEMS
CATTLE BARN	23,800	200 AMPS LIGHTS & REC.	WATER & SEWER 2-3/4" SUPPLY LINES	3,422 sq. ft. ARENA W/ CONCRETE FLOOR, SEATING AREA, 100 sq. ft. OFFICE W/ WINDOW TO THE ARENA, 100 sq. ft. STORAGE ROOM, 2 RESTROOMS, CONCRETE BLOCK WALLS W/ 371 CATTLE TIE OUTS, 7,389 sq. ft. OF ASPHALT WALK WAYS, 1,311 sq. ft. CONCRETE PAD AT REAR OF BARN, FLUORESCENT LIGHTING, CATTLE WASH RACKS AT REAR, 6,986 sq. ft. CATTLE BEDDING AREA.
SWINE BARN	11,600	100 AMPS LIGHTS & REC. LOW BAY FIXTURES	2" SUPPLY LINE	3,726 sq. ft. CONCRETE ARENA W/ CARPET AND JUDGES BOOTH, 102 STEEL HOG PINS, CONCRETE FLOOR, 3,726 sq. ft. OVER HANG FOR STORAGE, 285 sq. ft. STORAGE ROOM, 1- LARGE BUILT IN SCALE, 2- LOADING SHOOT, 400 sq. ft. OF WASH AREAS
RESTROOM #1	990	100 AMPS LIGHTS FLUORESCENT	WATER & SEWER 2" SUPPLY LINE	MEN - ROOM HAS 3 TOILETS & 4 URINALS, DISPENSERS, 2- SINKS, 2- MIRRORS, FLUSH VALVE HARDWARE, TILE FLOOR. WOMEN- 6- TOILETS, 2- SINKS, 2- MIRRORS, 2- BABY CHANGING STATIONS, A.D.A. EQUIPPED.
RESTROOM #2 & SHOWERS	1920	200 AMP LIGHTS FLUORESCENT	WATER & SEWER 2" SUPPLY LINE	MEN - 3 TOILETS, 6 URINALS, 3 SINKS, FLUSH VALVE HARD- WARE, TILE FLOORS, DISPENSERS, BABY CHANGING STATION, WOMEN - 7 TOILETS, COUNTER W/ 3 SINKS, DISPENSERS, TILE FLOOR, FLUSH VALVE HARDWARE, MIRRORS, MEN SHOWER - 1 TOILET, 1 URINAL, 1 SINK, 4 SHOWERS TILE FLOOR, DISPENSERS, FLUSH VALVE HARD WARE. WOMEN SHOWER - 1 TOILET, 1 SINK, 3 SHOWERS, A.D.A. EQUIPPED.



# NORTH FLORIDA FAIR ASSETS

## BUILDINGS

DESCRIPTION	SQ. FT.	ELECTRICAL	PLUMBING	SPECIAL ITEMS
RESTROOM #3	1,050	100 AMPS LIGHTS FLUORESCENT G - FIXTURES	WATER & SEWER 2" SUPPLY	MEN'S 2 REG. TOILET, 1 A.D.A. TOILET & SINK, 2 SINKS, 3 URINALS, 1 WATER HEATER, CONCRETE FLOOR, JANITORS CLOSET W/ MOP SINK, 1 SPACE HEATER, AUTOMATIC FLUSH VALVES, DISPENSERS, MIRRORS. WOMEN'S 7 REG. TOILETS, 1 A.D.A. W/ SINK, 2 SINKS, 8 NAPKIN DISPENSERS, 1 SPACE HEATER.
CARETAKER'S RESIDENCE	1,450	200 AMPS LIGHTS & REC.	WATER & SEWER 1 - 3/4" SUPPLY LINE	3 BEDROOM, 2 BATH, GREAT ROOM, KITCHEN, LAUNDRY ROOM, 4 CLOSETS, SCREEN PORCH, 120 sq. ft. DECK, 168 sq. ft. STORAGE BUILDING, 324 sq. ft. POOL HOUSE, W/ 260 sq. ft. OF DECK, FENCED YARD, WOOD SIDING.
MAINTENANCE OFFICE	408	100 AMPS LIGHTS & REC.	WATER & SEWER 1 - 3/4" SUPPLY	2 OFFICE ROOMS, LOCKER ROOM, 1 RESTROOM W/ SHOWER
MAINTENANCE SHOP	912	100 AMPS LIGHTS & REC.	NONE	2 ROOM SHOP W/ LOFT, WORK BENCHES, DOUBLE DOORS, 2 OVER HANGS, CONCRETE FLOORS.
SECURITY/ STORAGE	392	100 AMP LIGHTS & REC.	NONE	2 ROOM BUILDING, CONSTRUCTED OF CONCRETE BLOCK W/ A CONCRETE FLOOR, 2 DOORS, 6 WINDOWS.
INFO. BOOTH	256	4-30 AMP CIR. FLUORESCENT LIGHTS	NONE	4 PHONE JACKS, CEILING FAN, THREE ROLL UP DOORS, P.A. SYSTEM OUTLETS, CONCRETE FLOOR.
FOOD BOOTHS 1 THROUGH 10	256	125 AMPS EACH FLUORESCENT LIGHTS 220 V. REC.	1" SUPPLY 4" DRAIN & SEWER LINE	EACH BOOTH HAS 4-SINKS, EXHAUST FAN, SHELVES, CONCRETE COUNTER TOPS, CONCRETE FLOORS, 1 ROLL UP DOOR, SCREENS, EXTERIOR LIGHTING. CONSTRUCTED OF CONCRETE BLOCK. 16' X 16'
FOOD BOOTH COURT YARDS	10,998	50 AMP INCANDESCENT	NONE	CONCRETE TABLES, COLORED CONCRETE FLOORS, SOME HAND RAILS, WALK WAYS.

# NORTH FLORIDA FAIR ASSETS ELECTRICAL

ITEM	LN.	FT.	SIZE	QUANTITY	LOCATION
TRANSFORMERS	N/A		75 K.V.A.	6	REAR OF BUILDING #4, REAR OF BUILDING #1,
	N/A		50 K.V.A.	9	ENTERTAINMENT TENT AREA, CONCOURSE,
	N/A		37.5 K.V.A.	12	TRAILER PARKS,
WOODEN POLES	120		30'	4	USED FOR LIGHTING, DISTRIBUTION PANELS, DISCONNECTS,
	1,400		35'	40	MESSENGERS.
	315		45'	7	SAME
	200		40'	5	SAME
	280		40'	7	USED FOR THE HIGH VOLTAGE LINES.
POLES / W CROSS ARMS	405		45'	9	USED FOR THE HIGH VOLTAGE LINES.
CONCRETE POLES	525		35'	15	4 AT FRONT OF BUILDING #2, 4 AT FRONT OF BUILDING #3, 7 ON CONCOURSE.

ELEC. DISCONNECTS	N/A	600 AMPS SERVICE	1	POLES 1 & 2 ON THE CONCOURSE, FOOD BOOTH #1 & #2
	N/A	400 AMPS SERVICE	9	BUILDINGS 1,3,6,7, CONCOURSE, 1 EAST OF MIDWAY, 2 IN THE CARNIVAL TRAILER PARK, EAST OF RESTROOM # 2
	N/A	200 AMPS SERVICE	25	1 WEST OF BUILDING # 2, 1 CARETAKER'S RESIDENCE, 7 CONCOURSE, 5 MIDWAY, 1 SWINE BARN, 1 WEST OF BUILDING #7, 2 AT GATE # 10, 3 AT ANX. A, 1 AT ANX. B, 2 AT ANX. C, 1 AT REAR OF OFFICE.
	N/A	100 AMPS SERVICE	1	CONCOURSE POLE # 3
	N/A	60 AMPS SERVICE	1	EAST SIDE OF BUILDING # 2
	N/A	30 AMP SERVICE	8	1 REAR OF BUILDING # 2, 1 REAR OF OFFICE, 1 GATE # 10, 1 ANX A, 1 POLE # 6 ON CONCOURSE, 1 REAR OF CATTLE BARN, 1 SECURITY OFFICE, 1 RESTROOMS.

# NORTH FLORIDA FAIR ASSETS ELECTRICAL

ITEM	LN.	FT.	SIZE	QUANTITY	LOCATION
DISTRIBUTION PANELS 200 AMP	N/A		200 AMP SERVICE	30	6 CONCOURSE, 2 ANX. A, 1 BLDG. #2, 1 GATE 10, 1 ANX. C, 1 ENTERTAINMENT AREA, 2 BLDG. #7, 2 CATTLE BARN, 2 BLDG. #1, 1 BLDG. #6, 1 COMMUNITY STAGE, 2 FOOD BOOTHS, 2 BLDG. #3, 2 BLDG. #2 A/C, 2 BLDG. #4 A/C, 1 MAIN OFFICE, 1 CARETAKER'S RESIDENCE.
100 AMP	N/A		100 AMP SERVICE	52	12 CARNIVAL TRAILER PARK, 1 SWINE BARN, 2 ANX. C, 1 POLE # 7 ON THE CONCOURSE, 1 GOAT BARN, 1 GATE 2, 10 FOOD BOOTHS, 20 TEMPORARIES, 1 SECURITY OFFICE, 1 GATE #5, 1 GATE # 10, 1 KITCHEN OF BLDG. #2.
HIGH VOLTAGE LINES	3,321		BARE COPPER		SEE LAY OUT MAP
SECONDARY LINES	8,478		4- 500 MCM		SEE LAY OUT MAP
EXTERIOR LIGHTS					TYPE
		1000 WATT	16 5 20 20		METAL HALIDE HIGH PRESSURE SODIUM MERCURY VAPOR QUARTZ
		500 WATT	10		QUARTZ
		400 WATT	36		METAL HALIDE
		250 WATT	14		MERCURY VAPOR
TOTAL				121	

# **NORTH FLORIDA FAIR ASSETS PLUMBING**

ITEM	LN. FT.	SIZE	QUANTITY	LOCATION
<b>SEWER SYSTEM</b>	1,014	6" MAIN	1	RUNS EAST & WEST UNDER FOOD BOOTHS & CONCOURSE
	1,159	4" TAP	7	TAPS ARE LOCATED FROM A BUILDING TO THE MAIN SEWER
SEPTIC TANKS	N/A		12	
	N/A		2	
<b>SUPPLY LINES</b>	?	2" MAIN	N/A	NEEDS FURTHER STUDIES DONE, SOME LOCATIONS UNKNOWN
	?	3/4" TAP	N/A	
IRRIGATION	1,446		N/A	
<b>STORM WATER</b>	1,951		N/A	THROUGH OUT GROUNDS
	N/A		7	CONCOURSE STREETS
	3768		9	EXHIBIT BUILDINGS
	22,000		1	ARENA AREA

# NORTH FLORIDA FAIR ASSETS R.V. TRAILER PARKS

DESCRIPTION	NO. OF HOOK UPS		TYPE	NO. OF HOOK UPS		LOCATION
CARNIVAL TRAILER PARK	ELECTRICAL	PLUMBING				
	36	72	220 VOLT 50 AMP			SOUTH WEST CORNER OF LOT A
	36		110 VOLT 30 AMP			SEE MAP
ANX. A VENDORS						
	2	16	220 VOLT 50 AMP			EAST OF SWINE BARN.
	20		110 VOLT 30 AMP			SEE MAP
ANX. B VENDERS						
	12	12	110 VOLT 30 AMP			OLD ARENA AREA
						SEE MAP
ANX. C TICKET TAKERS						
	30	18	110 VOLT 30 AMP			OLD ARENA AREA
						SEE MAP
MIDWAY / LOT A						
	36	72	220 VOLT 50 AMP			NORTH SIDE OF MIDWAY / LOT A
	72		110 VOLT 30 AMP			SEE MAP
ENTERTAINMENT AREA						
	2	3	220 VOLT 50 AMP			WEST OF BUILDING # 6
	18		110 VOLT 30 AMP			SEE MAP
GATE # 10						
	2	20	220 VOLT 50 AMP			EAST OF GATE # 10 ALONG FENCE LINE
	18		110 VOLT 30 AMP			SEE MAP
TOTAL HOOK UPS	284	213				

# NORTH FLORIDA FAIR ASSETS MISCELLANEOUS

	LN. FT.	SQ. FT.	QUANTITY	SIZE
<b>PAVED ROADS</b>				
CURBED	N/A	45,646	2	30' WIDE
NOT CURBED	N/A	103,616	19	16' WIDE

<b>LANDSCAPE</b>				
TREES	N/A	N/A	145	6' - 50'
FLOWER BEDS	N/A	2,000	14 LOCATIONS	

<b>FENCE</b>				
6' CHAIN LINK	10,800	N/A	N/A	N/A
4' CHAIN LINK	866	N/A	N/A	N/A
6' WOODEN	120	N/A	N/A	N/A
12' GATES	N/A	N/A	12	N/A
3' GATES	N/A	N/A	7	N/A
AUTOMATIC	N/A	N/A	1	N/A

<b>SHERIFFS POSSE</b>				
BARN	N/A	1,170	2	
LAND	N/A	65,144	1	
FENCE	1,029	N/A	2	
PLUMBING	unknown	N/A	?	2"
ELECTRICAL	N/A	N/A	1	100 AMP

<b>MARQUEE</b>			1	
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<b>CABLE T.V. LINES</b>	?	N/A	?	
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<b>PHONE LINES</b>	?	N/A	?	
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